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1. Call to Order

2. Disclosure of Conflict of Interest

3. Approval of Minutes

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4. Presentation/Discussion Items

4.1 Memorial Wall Project Update (6:00 – 6:10 p.m.) (B. Kriz)

4.2 75th Anniversary of D.I.L. Celebration Ideas & Logo (6:10 – 6:30 p.m.) (B. Kriz)Page 8

4.3 General Staff Updates (6:30 – 6:50 p.m.) (M. Sawchuck)

5. Correspondence

6. Update from Council

7. Standing Items

7.1 Work Plan Page 10

7.2 Heritage Register Evaluation (Ontario Reg. 9/06) Page 13

- 49 Church Street South (*Deferred from November 4*)
- 55 Church Street South (*Deferred from November 4*)
- 41 Church Street North (*Deferred from November 4*)
- 1349 Church Street North (*Deferred from November 4*)
- 68 Old Kingston Road (*Deferred from November 4*)
- 109 Old Kingston Road (*Deferred from November 4*)
- 110 Church Street South (*Deferred from October 7*)

8. New Business

9. Adjournment

Next Meeting Date: Wednesday, January 6, 2016 at 6:00 p.m., River Plate Room, Town Hall



DRAFT MINUTES
Heritage Advisory Committee
November 4, 2015
River Plate Room, Town Hall
Meeting No. 6

Alternative formats available upon request by contacting:
sarah.moore@ajax.ca or 905-619-2529 ext. 3347

Committee Members: Councillor Pat Brown
Bruce Balsdon
Beverley Briggs
Gina Collymore
Darrell Mader
Antonella Inglesi-Grossi
Brian Lampole
Stephen White, Chair

Staff: Brenda Kriz, Records Manager & FOI
Michael Sawchuck, Senior Planner
Sarah Moore, Committee Coordinator

Guests: Ted Roles, Agent of Property Owner of 13 Church Street North
Lorne Boyle, Concerned Resident

Regrets: Patrick Doyle

1. Call to Order

Chair White called the Meeting to order at 6:05 p.m.

2. Disclosure of Conflict of Interest

None

3. Approval of Minutes

Moved By: B. Lampole
Seconded By: P. Brown

That the October 7, 2015 Meeting Minutes of the Heritage Advisory Committee be approved as amended.

CARRIED

4. Presentation/Discussion

4.1 13 Church Street North

Ted Roles, son of F. Roles, property owner of 13 Church Street North, sought insight from the Committee on the potential future use of his father's property. He informed the Committee that

as his father is aging, he intends to sell his property which was built c. 1925 and is in poor condition. T. Roles advised that the adjacent medical building has expressed interest in purchasing the property, with the intent to demolish it in order to develop expanded parking.

As the property is adjacent to the Heritage Conservation District and included for listing on the Heritage Registry, T. Roles sought the Committee's preliminary feedback on proposed demolition of the property.

Members posed questions relative to the thoughts of the neighbour north of 13 Church Street North regarding potential demolition, and to the zoning of the property. Staff advised that with the current listing of the property, demolition would require submission of a Heritage Impact Statement. If the property were removed from the list, it would be subject to the routine demolition approval process through the Planning and Development Department.

Moved By: P. Brown
Seconded By: B. Lampole

That 13 Church Street North be removed from the Heritage Property List.

CARRIED

4.2 1733 Westney Road North Matter

M. Sawchuck presented a summary of unauthorized activity on the designated property of 1733 Westney Road North. He shared history of the property's heritage significance, noting the farmhouse was built c. 1856 by the Westney family. In 1985, the 100 acre parcel of land was designated under the Ontario Heritage Act. The majority of land was sold for development by the Westney family in 1989 and the designation by-law was amended to cover a 2 acre parcel.

A summary of recent events was shared, starting with preliminary discussion between Tribute Communities and Town staff relative to development of the property. Subsequent to a submission of a conceptual plan for a subdivision and Tribute Communities' attendance at a pre-consultation meeting, three out-buildings were removed from the property. Concerned residents in the area notified the Town of the removal. Tribute Communities was ordered by the Town to take no further action. By-law Services reviewed the demolition activity. Town staff visited the site and confirmed that three outbuildings plus the roof of a fourth outbuilding had been removed without permit. Tribute Communities was asked by the Town to reinstall a roof on the outbuilding that had been altered. The Town also requested submission of a Heritage Impact Assessment for the property, and a report to rationalize the proposed development plans. The Town submitted a letter to Tribute Communities requesting a revised Heritage Impact Assessment. When the revised report is submitted, staff will determine the need for peer review and the report will be brought to the Committee. M. Sawchuck advised that on October 16, 2015 charges were laid by the Town of Ajax against Tribute Communities under the Ontario Heritage Act.

M. Sawchuck noted that the initial Heritage Impact Assessment was missing critical information and provided an overview of the feedback staff submitted in response. He discussed the need for the developer to provide multiple development options for the draft

subdivision, taking into account conservation of the heritage property, before any official development application be submitted.

Members expressed concern for the protection of the property. Questions were posed relative to the remedies on charges and the zoning of the property. The penalty was noted to be financial and substantial. The property is currently zoned as agricultural, and would require a zoning amendment for residential development.

4.3 1733 Westney Road North Delegation

Lorne Boyle, an Ajax resident, presented a delegation to the Committee on behalf of a concerned citizen's group advocating for the protection of 1733 Westney Road North from development. L. Boyle posed many questions relative to the repercussions for the buildings that were already removed from the property. He noted that many residents had purchased property from Tribute Communities because they were shown prospective drawings from Tribute for development of 7-9 houses on the designated property, not 19. He inquired why the roof of one of the buildings had not been required to be restored. Questions were raised relative to the responsibility of maintenance of the property, property standards concerns, and tax rate eligibility. He identified the property as a significant resource to preserve.

Staff advised that the Town has full power to step in and require actions from the owner to maintain the heritage features of the property. M. Sawchuck advised that the existing designation by-law does not mention the out-buildings on the property. However, he assured L. Boyle that any alterations on heritage features to the property require consultation with the Committee and approval by Town staff or council. Any re-zoning of the property also requires public consultation. The opportunity to rewrite the designation by-law to include more details of the property's heritage attributes was discussed. This process was also noted to require public notice and the opportunity for appeal.

Staff reinforced the Town's authority and protection of the property under the Ontario Heritage Act. The Committee commended L. Boyle and others for their vigilance and bringing forward their concerns to the Town.

4.4 Delegation of Authority By-law

M. Sawchuck discussed two sections within the Ontario Heritage Act that require municipal approval:

- Alteration to properties designated under Part IV (individual properties)
- Alteration to properties designated under Part V (part of Heritage Conservation District)

Creation of such a delegation bylaw would be beneficial to the approval process as it would provide for quicker turnaround on decisions relating to heritage matters, keep minor administrative tasks from filling Council meeting agendas, and ensure decisions are made by those closely involved with heritage matters.

Through a delegation by-law, Council would delegate authority to specified staff positions to act on their behalf. M. Sawchuck reviewed several questions to be discussed prior to the creation of a by-law:

- Who will the power be delegated to?
- Will the authority apply to all alternations on the property or a subset of alteration types?
- Will the Heritage Advisory Committee need to be consulted on all alternation requests or a subset of alteration types?
- Should consultation with the Heritage Advisory Committee be tiered based on the nature of the application?

In order to proceed with the drafting of a delegation by-law related to heritage approvals, M. Sawchuck noted the need for staff to conduct best practice research, consult with other staff and the Committee. Members inquired whether it should be more of a Committee priority to review designation by-laws for designated properties or to create a delegation of authority by-law for heritage matters. Both items were identified as priorities that will be undertaken over time.

4.5 113 Old Kingston Road Development Proposal

M. Sawchuck presented preliminary concept designs for proposed development of 113 Old Kingston Road in Pickering Village. The property is adjacent to Elizabeth Street and the Courtyard. This area is identified as a high profile development area within the Heritage Conservation District. Concerns were identified with the proposed mixed-use residential design as it does not reflect the heritage character of the area. M. Sawchuck shared several examples of infill development that reflected and complimented heritage character of the surrounding area; either juxtaposing modern design with heritage preservation or blending contemporary design as a 'back seat' element to highlight existing heritage character. He reviewed the preliminary comments submitted to the developer by staff. Members agreed with staff comments that the proposed design is not suitable for the heritage character of the area.

4.6 National Historic Event Designation for Defence Industries Limited

As follow-up to the Committee's earlier recommendation to pursue National Historical Recognition of Defence Industries Limited, M. Sawchuck provided an overview of the classifications of federal commemoration: national historic site, national historic event and national historic person. Being the DIL plant site no longer stands, he proposed that the Committee support the pursuit of designation of DIL as a national historic event, having significant impact on World War II.

M. Sawchuck identified that the designation would be commemorative and not protective nor restrictive on future development. He proposed the Committee establish a National Historic Event sub-committee to pursue the application in more detail. Members interested were asked to email him directly. He noted that the applications are accepted only twice each year and that the internal review process can take up to several years. Members requested information on examples of events that have received National Historic Event recognition.

4.7 75th Anniversary DIL Recognition

B. Kriz reminded the Committee that 2016 marks the 75th anniversary of the opening of DIL. She noted recognition of the anniversary will be incorporated into Doors Open, with the DIL walking tour, screening of the Bomb Girls movie and an exhibit at St. Francis Centre, as well as a plaque unveiling the heritage designation of the wartime homes in the spring. She

solicited suggestions from the Committee for additional recognition. Members inquired whether the Veteran's bus tour would be possible. B. Kriz informed the Committee that 2016 also marks the 40th anniversary of the HMS Ajax frigate visiting Ajax. On August 26, 2016, there will be an official welcome at Town Hall, six street dedications, a re-enactment of the March on the Town and announcement of the memorial monument for veterans at the Waterfront.

5. Correspondence

None.

6. Update from Council

Councillor Brown shared details of the forthcoming Wards 3 & 4 Community Meeting on November 12, 2015 in the River Plate Room.

7. Standing Items

7.1 Work Plan

This Item was not reviewed in detail.

7.2 Heritage Register Evaluation (Ontario Reg. 9/06)

In the interest of time, this item was deferred to the December 2, 2015 Meeting.

8. New Business

B. Kriz informed the Committee that an original copy of the 1878 Counties of Ontario atlas in the Ajax Archives will be de-accessioned, since it does not contain any reference to Ajax. She has been in touch with the archivists in Northumberland and Port Hope to determine if they would like the atlas for their collection.

9. Adjournment

Moved By: D. Mader
Seconded By: B. Briggs

That the November 4, 2015 Meeting of the Heritage Advisory Committee be adjourned. (8:15 p.m.)

CARRIED



Champions of the Ladies' Softball leagues is the team shown above. The players are, back row, left to right, Lorna Puckrin, Joyce Schell, Bonnie Simpson (captain), Dave Beatty (coach), Esther Sudom, Ruth Robertson and Lois Smith. Front row, Anne Boehme, Mary Slack, Winona McEwen and Lena Sapergia. These girls beat out Fred Larkins' Saskatchewan Blue Bombers in the finals. We're sure they'll look nice in their prize-winning sweaters and crests.

Celebrating 75 Years!



Defence Industries Limited

1941 - 2016

HERITAGE ADVISORY COMMITTEE 2014-2018 WORK PLAN

| PROJECT ITEM | | OBJECTIVES & SUMMARY | LEAD | TIMELINE | STATUS / NOTES |
|--------------|--|---|-------------------------------|--------------------|----------------|
| 1 | Pickering Village JAM Festival | <ul style="list-style-type: none"> • Prepare and operate display table • Other activities as identified | Staff Liaisons Committee | June | Annual event |
| 2 | Canada Day Celebrations | <ul style="list-style-type: none"> • Prepare and operate display table • Other activities as identified | Staff Liaisons Committee | July 1 | Annual event |
| 3 | Culture Days Events | <ul style="list-style-type: none"> • Prepare and operate display table • Other activities as identified | Staff Liaisons Committee | September 25 - 27 | Annual event |
| 4 | Heritage Designations | <ul style="list-style-type: none"> • Selection of sites for heritage designation (goal of one per year) • Review and approval of Heritage Designation Reports • Recommendation to Council for designation • Organize plaque unveiling and reception | Staff Liaisons Committee | As needed | Annually |
| 5 | Review of Development Applications and Heritage Permits | <ul style="list-style-type: none"> • As presented by Planning Staff – Committee will review applications regarding designated properties, properties abutting designated properties and properties on the Heritage Inventory | Staff Liaisons Planning Staff | Monthly, as needed | |

HERITAGE ADVISORY COMMITTEE 2014-2018 WORK PLAN

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|----|---|--|--------------------------|---------------------------|-------------------------|
| 6 | Heritage Property Inventory / Register | <ul style="list-style-type: none"> • Review Heritage Property Inventory; update where necessary • Prioritize properties for designation • Update Heritage Inventory Maps • Work towards updating Heritage Inventory to a Heritage Register • Develop a Communication Plan in preparation to formalizing the Heritage Register | Staff Liaisons Committee | Completion Spring 2016 | Monthly |
| 7 | Ajax Town Hall Display | <ul style="list-style-type: none"> • Assist with the selection of themes for the display cases in Ajax Town Hall | Staff Liaisons Committee | Annual | |
| 8 | New Pictorial History Book | <ul style="list-style-type: none"> • Review edits and provide comments | Staff Liaisons Committee | Completion June 2015 | |
| 9 | Revision of Pickering Village Walking tour booklet | <ul style="list-style-type: none"> • New drawings of houses • Design of new brochure • Include recent designations • Communication Plan for printing / promotion | Staff Liaisons Committee | Completion June 2016 | |
| 10 | Develop Spirit Walk of Pickering Village | <ul style="list-style-type: none"> • Work with Recreation & Culture staff to develop a spirit walk in Pickering Village / Ajax | Staff Liaisons Committee | Completion September 2015 | |
| 11 | Doors Open | <ul style="list-style-type: none"> • Assist staff with the planning and development of the Doors Open event • Committee will be actively involved with the event | Staff Liaisons Committee | Ongoing | Bi-annual (2016 & 2018) |

HERITAGE ADVISORY COMMITTEE 2014-2018 WORK PLAN

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|----|--|--|--------------------------|--------------------|---|
| 12 | Heritage Property Tax Rebate Program | <ul style="list-style-type: none"> Assist staff, as required, with property inspections, education and updates Review need to increase tax rebate from 10% (max permitted is 40% as per the Municipal Act) | Staff Liaisons Committee | Monthly, as needed | Review potential rebate increase in 2016 |
| 13 | Heritage Legislation | <ul style="list-style-type: none"> Examine and provide comment on any relevant cultural heritage legislation | Staff Liaisons Committee | As needed | |
| 14 | Patrick Sheehan Bursary Awards | <ul style="list-style-type: none"> Attend high school commencement ceremonies to present the bursary awards to the graduating students | Staff Liaisons Committee | As needed | Annual |
| 15 | 2016 DIL 75th Anniversary Celebration | <ul style="list-style-type: none"> Assist in the development of events to promote and acknowledge the 75th anniversary of DIL | Staff Liaisons Committee | Monthly, as needed | <ul style="list-style-type: none"> Plan to be completed by December 2015 Work with the Bomb Girls Committee |
| 16 | Comprehensive Zoning By-law Review | <ul style="list-style-type: none"> As presented by Planning Staff – Committee will review the Comprehensive Zoning By-law and provide comments | Staff Liaisons Committee | Monthly, as needed | Anticipated completion date 2017 |
| 17 | Heritage Designation Brochure Update | <ul style="list-style-type: none"> Assist staff in updating the Heritage Designation Brochure for printing | Staff Liaisons Committee | Monthly, as needed | |
| 18 | Pickering Village Heritage Conservation District Brochure | <ul style="list-style-type: none"> Assist staff in creating a brochure for the Pickering Village Heritage Conservation District | Staff Liaisons Committee | As needed | Spring 2016 |
| 19 | Torch Relay – Pan Am Games | <ul style="list-style-type: none"> Prepare and operate display table to promote Ajax 60th Anniversary Other activities as identified | Staff Liaisons Committee | June 6, 2015 | |

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.